

Applicant	M & A Partnership/Banana Joe's	
Request	Site Plan Review/Site Plan Level IV Review/Sidewalk Café	
Location	837 N. Fort Lauderdale Blvd.	
Legal Description	Barcelona Beach, PB 29, P 11, Lots 1 & 2.	
Property Size	.055 Acres	
Zoning	SLA	
Existing Land Use	Banana Joe's Restaurant/Bar	
Future Land Use Des.	Regional Activity Center	
Comp. Plan Consist.	Future Land Use Element, Objective 35	
Other Req. Approvals	N/A	
Applicable ULDR Sections	47-13.20, Downtown RAC review process and spec. reg. 47-24.3, Conditional Use 47-25.3, Neighborhood Compatibility 47-25.2, Adequacy Requirements	
Setbacks/Yards	Required	Proposed
	Front	
	Rear	
	Sides (S)	
	(N)	
Lot Density	N/A	N/A
Lot Size	N/A	2,400 sq. ft.
Lot Width	Max. 200'	40'
Building Height	Max. 150'	143'
Structure Length	Max. 200'	60'
Floor Area	2	1.5
VUA Landscaping	N/A	N/A
Landscaping Lot Coverage	N/A	N/A
Open Space	N/A	N/A
Parking	N/A	N/A
Notification Requirements	Sign notice prior to public hearing by the Planning and Zoning Board	
Action Required	Approve, Approve with conditions, Deny	
Project Planner	Name and Title	Initials
	Jim Koeth, Principal Planner	
	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Manager	
Authorized By		
Approved By		

Request:

The applicant is seeking approval to operate a sidewalk café in connection with an existing restaurant/bar. Six tables with a total twenty-four (24) seats are being proposed. Section 25-184(a)(10) requires that requests for sidewalk cafes in the Central Beach Area be reviewed as a Site Plan Level IV.

The café meets the requirements of the Sidewalk Café Ordinance. Brass boundary markers of the type approved by the Florida Department of Transportation (FDOT) will be installed to delineate the limits of the sidewalk café. A clear path a minimum 13 feet in width will be maintained for pedestrians along the existing sidewalk as required by the lease agreement with the FDOT. The plans indicate a 32 sq. ft. customer-waiting area as well. The applicant has attached a trash management plan to the plans.

Parking and Traffic:

The proposed sidewalk café area is not on private property and does not require parking.

Comprehensive Plan Consistency:

The proposed project is consistent with the Future Land Use Element's Objective 35: Increase the City's attractiveness to tourists through the establishment of a land use pattern aimed at accommodating increased tourism while enhancing the area's natural and man-made environments such as beaches, shorelines and marine facilities

The Development Review Committee reviewed this proposal on August 14, 2001 and the proposal has obtained Pre-PZ Board sign-offs.

Staff Determination:

Staff finds the proposal in compliance with the ULDR.

Planning & Zoning Board Review Options:

The Planning and Zoning Board shall determine whether the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level IV development and shall forward its recommendation to the city commission.

Should the Board approve the proposed development, the following conditions are proposed by staff:

1. Additional brass markers be installed at an interval of 10 linear ft. along the dining area delineation parallel to A1A. All brass boundary markers to be the type approved by the Florida Department of Transportation (FDOT).
2. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.

Memorandum 130-R-02

August 20, 2003

Page 3

3. Compliance with Fort Lauderdale Code Sect. 25-181 through Sect. 25-190.
4. Sidewalk Café permit form be reviewed and approved by all applicable disciplines prior to Final DRC approval.
5. Final DRC approval.

PZ84-R-01/JK/08-20-03

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant
- 12.